



DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

THOMAS M. MENINO, MAYOR

EVELYN FRIEDMAN, CHIEF AND DIRECTOR

Patrick Harrington, Chairman
Michael Hatfield, Commissioner
John Walsh, Commissioner

August 26, 2010

Public Facilities Commission
26 Court Street
Boston, MA 02108

Dear Commissioners:

I recommend that the following votes, attached hereto and referred to as the AGENDA, be approved by the Commission at its August 26, 2010 meeting:

VOTE 1	RESCISSION OF THE VOTE OF MAY 27, 2010: TENTATIVE	Rescission
Sileshi	DESIGNATION AND INTENT TO SELL TO NICOLAS L. MOURAD: Land	Purchase
Mersha	with building thereon located at 1 Marion Place, East Boston.	Price
		\$75,000.00

Ward: 1
Parcel Number: 02685000
Square Feet: 1,041

Use: First Time Homebuyer Program
Estimated Total Development Cost: \$125,000.00
Assessed Value: \$173,500.00
Appraisal Estimate: \$75,000.00
DND Program: Foreclosed Sale Homes
RFP Date: 3/23/2009

VOTE 2	TENTATIVE DESIGNATION AND INTENT TO SELL TO DORCHESTER	Purchase
Jed	BAY ECONOMIC DEVELOPMENT CORPORATION: Land with building	Price
Baumwell	thereon located at 222-224 Quincy Street, and vacant land at 223 Quincy Street, Quincy Street, and Magnolia Street, Dorchester.	\$400.00

Ward: 13 and 14
Parcel Numbers: Various
Square Feet: 37,676 (total)

Use: New Construction - Housing
Estimated Total Development Cost: \$17,266,389.00
(total)
Assessed Value: \$540,800.00 (total)
Appraisal Estimate: None
DND Program: Real Estate Development Initiative
RFP Date: 6/14/2010

VOTE 3
Jed
Baumwell

AMENDMENT TO THE VOTE OF NOVEMBER 20, 2008 TO EXTEND THE TENTATIVE DESIGNATION AND INTENT TO SELL PERIOD FROM 12 TO 24 MONTHS TO 157 WASHINGTON STREET REALTY TRUST: Vacant land located at Lots C and D Washington Street, Dorchester.

Time
Extension

Ward: 14
Parcel Numbers: 01035000 and 01036000
Square Feet: 1,332 (total)

Use: New Construction - Housing
Estimated Total Development Cost: \$9,745,529.00
Assessed Value: \$1,000.00 (total)
Appraisal Estimate: None
DND Program: Real Estate Development Initiative
RFP Date: 10/10/2006

TD – 11.20.08 through 11.20.09 (expires) = 12 months
TD extension for an additional 12 months – 11.20.09 through 11.20.10 = 12 months
TD total time 24 months

VOTE 4
Reay
Pannesi

TENTATIVE DESIGNATION AND INTENT TO SELL AND CONVEYANCE TO THE BOSTON REDEVELOPMENT AUTHORITY:
Vacant land located at 3 Crawshaw Place, Roxbury.

Purchase
Price
\$1.00

Ward: 9
Parcel Number: 02945000 (now extinguished)
Square Feet: 948

Use: Whittier Street Health Center
Estimated Total Development Cost: N/A
Assessed Value: None
Appraisal Estimate: None
DND Program: REMS-Land Disposition
RFP Date: None

VOTE 5
Reay
Pannesi

TENTATIVE DESIGNATION AND INTENT TO SELL AND CONVEYANCE TO THE BOSTON REDEVELOPMENT AUTHORITY:
Vacant land located at 1246 Tremont Street, 1248-1250 Tremont Street, 101 Hampshire Street, 99 Hampshire Street and 2 Crawshaw Place in Roxbury.

Purchase
Price
\$1.00

Ward: 9
Parcel Numbers: Various (now extinguished)
Square Feet: 10,880 (total)

Use: Whittier Street Health Center
Estimated Total Development Cost: N/A
Assessed Value: None
Appraisal Estimate: None
DND Program: REMS-Land Disposition
RFP Date: None

VOTE 6
Bernard
Mayo

**TENTATIVE DESIGNATION AND INTENT TO SELL TO ACTION FOR
BOSTON COMMUNITY DEVELOPMENT, INC. (ABCD):** Vacant land located
at Rockland Avenue, Roxbury.

**Purchase
Price
\$100.00**

Ward: 12
Parcel Number: 00693000
Square Feet: 2,686

Use: Off Street Parking
Estimated Total Development Cost: \$34,574.00
Assessed Value: \$65,900.00
Appraisal Estimate: None
DND Program: Real Estate Development Initiative
RFP Date: 6/1/2010

VOTE 7
John
Feuerbach

CONVEYANCE TO ALINEA CAPITAL PARTNERS, LLC: Land with
building thereon located at 24 Alpine Street, Roxbury.

**Purchase
Price
\$198,000.00**

Ward: 12
Parcel Number: 01381001
Square Feet: 2,445

Use: Rehabilitation Housing
Estimated Total Development Cost: \$743,888.00
Assessed Value: \$263,800.00
Appraisal Estimate: \$200,000.00
DND Program: Foreclosure Intervention
RFP Date: 5/17/2010

VOTE 8
Tom
Gannon

**TENTATIVE DESIGNATION AND INTENT TO SELL TO CODMAN
SQUARE REHAB, INC.:** Land with building thereon located at 35 Nightingale
Street, Dorchester.

**Purchase
Price
\$150,000.00**

Ward: 14
Parcel Number: 02055000
Square Feet: 5,004

Use: Rehabilitation Housing
Estimated Total Development Cost: \$526,143.00
Assessed Value: \$302,500.00
Appraisal Estimate: \$150,000.00
DND Program: Foreclosure Intervention
RFP Date: 8/12/2009

VOTE 9
Chris
Rooney

**TENTATIVE DESIGNATION AND INTENT TO SELL TO FOUR
BROTHERS TRUST:** Vacant land located on Montebello Road, Jamaica Plain.

**Purchase
Price
\$5,000.00**

Ward: 11
Parcel Number: 02370000
Square Feet: 5,625

Use: Mixed use
Estimated Total Development Cost: \$6,005,000.00
Assessed Value: \$116,800.00
Appraisal Estimate: None
DND Program: Real Estate Development Initiative
RFP Date: 8/24/2009

VOTE 10
Bob
Jones

CONVEYANCE TO NUESTRA COMUNIDAD DEVELOPMENT CORPORATION: Land with building thereon located at 37 Maywood Street Roxbury.

Purchase Price
\$162,011.00

Ward: 12
Parcel Number: 00985000
Square Feet: 3,742

Use: Rehabilitation-Housing
Estimated Total Development Cost: \$617,000.00
Assessed Value: \$301,800.00
Appraisal Estimate: \$190,000.00
DND Program: Foreclosure Intervention
RFP Date: 4/20/2010

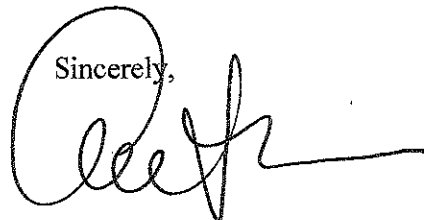
VOTE 11
Bob
Jones

CONVEYANCE TO NUESTRA COMUNIDAD DEVELOPMENT CORPORATION: Land with building thereon located at 46 Woodbine Street, Roxbury.

Purchase Price
\$200,000.00

Ward: 12
Parcel Number: 00812000
Square Feet: 4,400

Use: Rehabilitation-Housing
Estimated Total Development Cost: \$586,000.00
Assessed Value: \$282,400.00
Appraisal Estimate: \$205,000.00
DND Program: Foreclosure Intervention
RFP Date: 4/20/2010

Sincerely,


Evelyn Friedman
Chief and Director

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT
AGENDA
PUBLIC FACILITIES COMMISSION
August 26, 2010

VOTE 1: That the vote of this Commission at its meeting on May 27, 2010, which provides as follows:

That Nicolas L. Mourad, an individual with an address of 534 LaGrange Street, West Roxbury, MA 02132 be tentatively designated as developer of the land with building thereon located at 1 Marion Place (Ward 1, Parcel Number 02685000) in the East Boston District of the City of Boston containing approximately 1,041 square feet of land, for the period of 12 months from the date of the vote subject to such terms, conditions and restrictions the Director and staff deem appropriate for proper redevelopment of these parcels; and

FURTHER VOTED: Subject to the approval of the Mayor under St. 1909, c. 486, s. 31B (as appearing in St. 1966, c. 642, s. 12) that it is the intent of this Commission to sell the aforementioned property to Nicolas L. Mourad or a nominee to be approved by the Director;

AND FURTHER VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described property in accordance with the provisions of Chapter 642 of the Acts of 1966;

be, and hereby is rescinded in its entirety.

VOTE 2: That Dorchester Bay Economic Development Corporation, a Massachusetts Non-Profit Corporation with an address of 594 Columbia Road, Suite 302, Dorchester, MA 02125 be tentatively designated as developer of the land with building thereon located at

<u>Address</u>	<u>Ward/Parcel</u>	<u>Square Feet</u>
222-224 Quincy Street	13/00944000	19,330

and vacant land located at

<u>Address</u>	<u>Ward/Parcel</u>	<u>Square Feet</u>
223 Quincy Street,	14/00152000	5,859
Quincy Street	14/00153000	6,266
Magnolia Street	13/00941000	6,221

in the Dorchester District of the City of Boston containing approximately 37,676 total square feet of land, for the period of 12 months from the date of the vote subject to such terms, conditions and restrictions the Director and staff deem appropriate for proper redevelopment of these parcels; and

FURTHER VOTED: Subject to the approval of the Mayor under St. 1909, c. 486, s. 31B (as appearing in St. 1966, c. 642, s. 12) that it is the intent of this Commission to

sell the aforementioned property to Dorchester Bay Economic Development Corporation or a nominee to be approved by the Director;

AND FURTHER VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described property in accordance with the provisions of Chapter 642 of the Acts of 1966.

VOTE 3: That the vote of this Commission at its meeting on November 20, 2008 regarding the tentative designation and intent to sell the vacant land located at Lots C and D Washington Street (Ward 14, Parcel Numbers 01035000 and 01036000) in the Dorchester District of the City of Boston containing approximately 1,332 total square feet of land to 157 Washington Street Realty Trust with an address of 587 Washington Street, Dorchester, MA 02124, (or nominee)

be, and hereby is amended as follows:

By deleting the words and figures: "12 months" and substituting in place thereof the following words and figures: "24 months" wherever such may appear.

VOTE 4: That the Boston Redevelopment Authority, a body politic and corporate established pursuant to Massachusetts General Laws Chapter 121B as amended, with offices at One City Hall Square, Boston, MA 02201-1007 be tentatively designated as developer of the vacant land located at 3 Crawshaw Place (Ward 9 Parcel Number 02945000) (now extinguished) in the Roxbury District of the City of Boston containing approximately 948 square feet of land, for the period of 12 months from the date of the vote subject to such terms, conditions and restrictions as the Director and staff deem appropriate for proper redevelopment of these parcels; and

FURTHER VOTED: Subject to the approval of the Mayor under St. 1909, c. 486, s. 31B (as appearing in St. 1966, c. 642, s. 12) that it is the intent of this Commission to sell the aforementioned property to the Boston Redevelopment Authority or a nominee to be approved by the Director;

FURTHER VOTED: To sell the aforementioned property to the Boston Redevelopment Authority, a body politic and corporate established pursuant to Massachusetts General Laws Chapter 121B as amended, with offices at One City Hall Square, Boston, Massachusetts 02201-1007.

AND FURTHER VOTED: That the Director be, and hereby is, authorized to deliver an instrument conveying said property to the Boston Redevelopment Authority, or a nominee to be approved by the Director, in consideration of ONE DOLLAR (\$1.00).

VOTE 5: That the Boston Redevelopment Authority, a body politic and corporate established pursuant to Massachusetts General Laws Chapter 121B as amended, with offices at One City Hall Square, Boston, MA 02201-1007 be tentatively designated as developer of the vacant land located at:

approval by the Mayor, does hereby vote to sell the aforementioned property to Alinea Capital Partners, LLC or a nominee to be approved by the Director;

FURTHER VOTED: That the Director be, and hereby is, authorized to deliver an instrument conveying said property to Alinea Capital Partners, LLC or a nominee to be approved by the Director in consideration of ONE HUNDRED NINETY EIGHT THOUSAND DOLLARS (\$198,000.00).

VOTE 8: That Codman Square Rehab, Inc., a Massachusetts corporation with an address of 587 Washington Street, Dorchester, MA 02124 be tentatively designated as developer of the land with building thereon located at 35 Nightingale Street (Ward 14, Parcel Number 02055000) in Dorchester District of the City of Boston containing approximately 5,004 square feet of land, for the period of 12 months from the date of the vote subject to such terms, conditions and restrictions the Director and staff deem appropriate for proper redevelopment of these parcels; and

FURTHER VOTED: Subject to the approval of the Mayor under St. 1909, c. 486, s. 31B (as appearing in St. 1966, c. 642, s. 12) that it is the intent of this Commission to sell the aforementioned property to Codman Square Rehab, Inc. or a nominee to be approved by the Director;

AND FURTHER VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above-described property in accordance with the provisions of Chapter 642 of the Acts of 1966.

VOTE 9: That Four Brothers Trust, a realty trust, with an address of 875 Morton Street, Mattapan, MA 02126 be tentatively designated as developer of the land located on Montebello Road (Ward 11, Parcel Number 02370000) in the Jamaica Plain District of the City of Boston containing approximately 5,625 square feet of land, for the period of 12 months from the date of the vote subject to such terms, conditions and restrictions the Director and staff deem appropriate for proper redevelopment of these parcels; and

FURTHER VOTED: Subject to the approval of the Mayor under St. 1909, c. 486, s. 31B (as appearing in St. 1966, c. 642, s. 12) that it is the intent of this Commission to sell the aforementioned property to Four Brothers Trust or a nominee to be approved by the Director;

AND FURTHER VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above-described property in accordance with the provisions of Chapter 642 of the Acts of 1966.

VOTE 10: That having duly advertised its intent to sell to Nuestra Comunidad Development Corporation, a Massachusetts non profit corporation, with an address of 56 Warren Street, Roxbury, MA 02119, land with building thereon located at 37 Maywood Street (Ward 12, Parcel Number 00985000) in the Roxbury District of the City of Boston containing approximately 3,742 square feet of land, for two consecutive weeks (August 9, 2010 and August 16, 2010) in accordance with the provisions of Chapter 642 of the Acts of 1966, the Public Facilities Commission, pursuant to its vote of July 22, 2010 and

subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Nuestra Comunidad Development Corporation or a nominee to be approved by the Director;

FURTHER VOTED: That the Director be, and hereby is, authorized to deliver an instrument conveying said property to Nuestra Comunidad Development Corporation or a nominee to be approved by the Director in consideration of ONE HUNDRED SIXTY TWO THOUSAND ELEVEN DOLLARS (\$162,011.00).

VOTE 11: That having duly advertised its intent to sell to Nuestra Comunidad Development Corporation, a Massachusetts non profit corporation, with an address of 56 Warren Street, Roxbury, MA 02119, land with building thereon located at 46 Woodbine Street (Ward 12, Parcel Number 00812000) in the Roxbury District of the City of Boston containing approximately 4,400 square feet of land, for two consecutive weeks (August 9, 2010 and August 16, 2010) in accordance with the provisions of Chapter 642 of the Acts of 1966, the Public Facilities Commission, pursuant to its vote of July 22, 2010 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Nuestra Comunidad Development Corporation or a nominee to be approved by the Director;

FURTHER VOTED: That the Director be, and hereby is, authorized to deliver an instrument conveying said property to Nuestra Comunidad Development Corporation or a nominee to be approved by the Director in consideration of TWO HUNDRED THOUSAND DOLLARS (\$200,000.00).

Property and Construction Management Department



Boston Public Facilities Department

Thomas M. Menino, Mayor

Michael J. Galvin, Chief of Public Property

Patrick Harrington, Chairman
Michael Hatfield, Commissioner
John Walsh, Commissioner

August 26, 2010

Public Facilities Commission
26 Court Street
Boston, MA 02108

Dear Commissioners:

I recommend that the following votes, attached hereto and referred to as the AGENDA, be approved by the Commission at its August 26, 2010 meeting:

VOTE 1 Leo Murphy	CONTRACT TO CSS ARCHITECTS INC.: To provide architectural design and construction administration services associated with the Agassiz School Building Envelope Phase II project.	\$194,000.00
VOTE 2 Leo Murphy	AMENDMENT TO THE VOTE OF AUGUST 12, 2010: Regarding a contract with McGinley Kalsow & Associates, LLP for architectural design and construction administration services associated with the Boston Common Deer Park Maintenance Facility project.	Name Change \$53,615.00

Sincerely,

Michael J. Galvin
Director of Public Facilities Department and
Chief of Public Property

ROOM 811, BOSTON CITY HALL, BOSTON, MA 02201 617-635-4100 FAX: 617-635-3250

CAPITAL CONSTRUCTION OFFICE

26 COURT STREET, 10TH FLOOR, BOSTON, MA 02108 617-635-0546 FAX: 617-635-0555

**PUBLIC FACILITIES DEPARTMENT
AGENDA**

**PUBLIC FACILITIES COMMISSION
AUGUST 26, 2010**

VOTE 1: That the Director be, and hereby is, authorized to request from the Mayor, in the name and on behalf of the Commission, written authority to award a contract to CSS Architects Inc., a Massachusetts corporation with an office at 107 Audubon Road, Building 2, Suite 300, Wakefield, MA 01880. Under the terms of this contract, CSS Architects Inc. will provide architectural design and construction administration services associated with the Agassiz School Building Envelope Phase II project. The scope of work includes repairs to the pre-cast wall panels at the cafeteria, gymnasium and auditorium, flashing repairs at the low roof and second floor exterior wall, roof and flashing replacement at the high and low roofs, caulking replacement and panel joint modifications at all facades. The term of this contract shall be 104 weeks from the date of execution at a cost not to exceed \$194,000.00, including \$55,100.00 for additional services, which is a fixed fee of 9.86% based on an estimated construction cost of \$1,408,687.00. The Director is also authorized to execute such contract, in the name and on behalf of the Commission, upon receipt of said written authority from the Mayor.

VOTE 2: That the vote of this Commission at its meeting on August 12, 2010 regarding a contract with McGinley Kalsow & Associates, LLP for architectural design and construction administration services associated with the Boston Common Deer Park Maintenance Facility project

be, and hereby is, amended as follows:

By deleting the words: "McGinley Kalsow & Associates, LLP" and substituting in place thereof the following words: "McGinley Kalsow & Associates, Inc." wherever such may appear.

The Director is also authorized to execute such amendment, in the name and on behalf of the Commission, upon receipt of said written authority from the Mayor.